



SHERE PARISH COUNCIL

*Serving the villages of Gomshall,
Holmbury St. Mary, Peaslake, Shere and
a large part of Abinger Hammer*

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Tanyard Hall
30 Station Road
Gomshall
Guildford,
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**Minutes of the Planning Committee meeting which took place on the rising
of Council,
Thursday 21st May 2015
Tanyard Hall, 30 Station Road, Gomshall. GU5 9LF
Draft**

Present: Parish Councillors - R Smith, C Brooke, R Davey, A Golightly, C Carlisle,
B Harrap, B Grover and Assistant to the Clerk: S Hoyland

Apologies for absence: Apologies were received from B Andrews

Appointment of Chairman: R Smith proposed by B Grover, seconded by C Carlisle.
R Smith **APPOINTED**

Appointment of Vice Chairman: B Andrews proposed by C Carlisle, seconded by
B Grover.
B Andrews **APPOINTED**

Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the
items on the agenda.

C Brooke declared a personal interest in items **15/P/00616 Twiga Lodge** and **15/P/00664
Manor House West** and a prejudicial interest in **15/P/00643 Lavender House** and
15/P/00695 Concept House

B Grover declared a personal interest in item **15/P/00664 Manor House West**

Approval of the Minutes of the meeting held on 14th April 2015. Amended to show that B
Grover attended the second half of the last planning meeting, held after the full council
meeting. **APPROVED AND SIGNED** as a correct record.

SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COMMITTEE.

Consideration of Planning Applications:

15/P/00643 Lavender House, Hoe Lane, Abinger Hammer

Variation of Condition 3 (screening of first floor balcony) and condition 2 (drawing no.s) allowed on appeal dated 10/03/15 under 14/P/00256 to allow timber edged cladding to side of balcony at first floor to provide screening to side elevations and alterations to windows and door positions and revised landscaping to front of property – A short address was made by the applicant. **NO OBJECTION**

15/P/00664 Manor House West, Upper Street, Shere

Conversion of former stable and coach house to create a two bedroom dwelling ancillary to the main house – A short address was made by the applicant. **NO OBJECTION**

15/P/00583 The Pepper Tree Cottage, 9 New Road, Gomshall

Loft conversion with new front dormer windows, replacement porch, new window to side and new fenestration – **WITHDRAWN BY APPLICANT**

15/P/00575 2 St Marthas Cottages, Hoe Lane, Peaslake

Replacement single storey rear extension. **NO OBJECTION**

15/P/00589 Cherry Tree Cottage, Horsham Road, Holmbury St. Mary

New 1.3m front retaining wall to be erected with hedge on top, resighting of tree, new hardstanding to provide car parking spaces following removal of 10.3m front hedge and creation of new steps. **NO OBJECTION**

15/P/00566 4 Hurtbank Cottages, Horsham Road, Hombury St. Mary

Single storey rear extension, roof conversion with dormer window together with excavation of basement. **OBJECTION** - Disproportionate cumulative increase.

15/P/00616 Twiga Lodge, Wonham Way, Gomshall

Erection of a two storey three bedroom dwelling with detached garage, following demolition of existing single storey dwelling and garage. It was **NOTED** that this application had already been approved by Guildford Borough Council.

15/P/00735 Upton House, Hook Lane, Shere

Erection of a single storey orangery to the south west elevation. **NO OBJECTION**

Consideration of Applications received after the agenda had been printed – details available at the meeting.

15/P/00695 Concept House, The Square, Shere

Erection of a detached four bedroom dwelling with detached garage and cycle store. Correspondence received from C Brook and H Bray. **OBJECTION** for the following reasons:

- Unacceptable ‘back-land’ development
- Unneighbourly
- Loss of car parking, leading to traffic problems in The Square.
- Hazardous access to site
- Overdevelopment
- Harmful to the conservation area and listed buildings
- Deficient application

15/P/00773 The Old Pumphouse, Kingswood Hanger, Colekitchen Lane, Gomshall

Conversion of existing former pump house building to form an independent one bedroom dwelling. Alterations to include the addition of a chimney, a bay window and porch extension to the south western elevation, and a roof light to the south eastern elevation.

NO OBJECTION

Applications Delegated at the Last Meeting

15/P/00346 Land Adjacent to The Old Post Office, Horsham Road, Holmbury St. Mary

Erection of a three bedroom dwelling house. **OBJECTION** ‘back-land’ development which will both overlook and be overlooked by its neighbours.

15/P/00420 Hatchways Farm, Birches Lane, Gomshall

Erection of single storey rear extension following demolition of existing conservatory.

NO OBJECTION

15/P/0439 Copse Cottage, Westfield, Abinger Hammer

Demolition of existing dwelling and replacement with four bedroom detached house. **OBJECTION** – Style harmful to the character of the AONB/AGLV and the impact of light pollution from the large windows. The building would also be visible from the footpath to the south of the site.

15/P/00499 Lane End Farm, Lawbrook Lane, Gomshall

Conversion of farm buildings with extension to Unit 2 to create two x 4 bed residential units, erection of a four bay carport building and bin store together with alterations to existing access following demolition of various farm buildings. **NO OBJECTION**

15/P/00527 Felday Chapel, Horsham Road, Holmbury St. Mary

Change of use and conversion of Felday chapel to residential, to be used as additional accommodation for Livery Cottage. External alterations to include repair porch, roof and windows and replace door. **NO OBJECTION** however there was concern regarding the preservation of the exterior appearance of the building as a heritage asset and landscape feature in the AONB and Conservation Area, and any work carried out should reflect this. The new use should be within a sympathetically managed graveyard.

Consideration of Tree Applications including those received after the agenda had been printed – details available at the meeting.

15/T/00091 6 Pilgrims Way, Shere

T1-T3. Spruce - carefully fell to near ground level

T4. Lawson – carefully fell to near ground level

T5. Small oak – reduce stems growing towards spruces by 50% **NO OBJECTION**

Planning Inspectorate Appeal Decisions - NONE

Local Plan update – NO UPDATE

Planning Correspondence received which may be of interest to the Committee - available at the meeting.

Correspondence was received from Highlands on Gravelpits Lane regarding inadequate provision of screening between Highlands and the new development on the site of Gravelpits Cottages, Gomshall – It was **AGREED** to carry out a site visit and report back at the next planning meeting.

Enforcement Action:

Reply to Reported Enforcement - Badgers Walk, Broadfield Road, Alleged removal of embankments – no evidence of the removal of embankments, other than the new access created for Shepherds Hill which was approved under planning application **13/P/01767**

Reported Enforcement – Moonrise, Mackies Hill, Alleged construction of a wall.

R Smith **REPORTED** that discussion is taking place regarding the way in which Enforcement is reported

Councillors’ Business relating to planning matters (for noting, delegation to the Clerk or inclusion on the agenda for the next meeting). **NO BUSINESS**

Date of the next Planning meeting: Wednesday 10th June 2015 at Tanyard Hall, starting at 6.30pm.